LOT 104
BARNWELL MANOR PHASE 2
OR 2362/1884

EDWARDS REVOCABLE LIVING TRUST/EDWARDS WALTER F TR
96537 MCARTHUR ESTATES DR
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0104-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

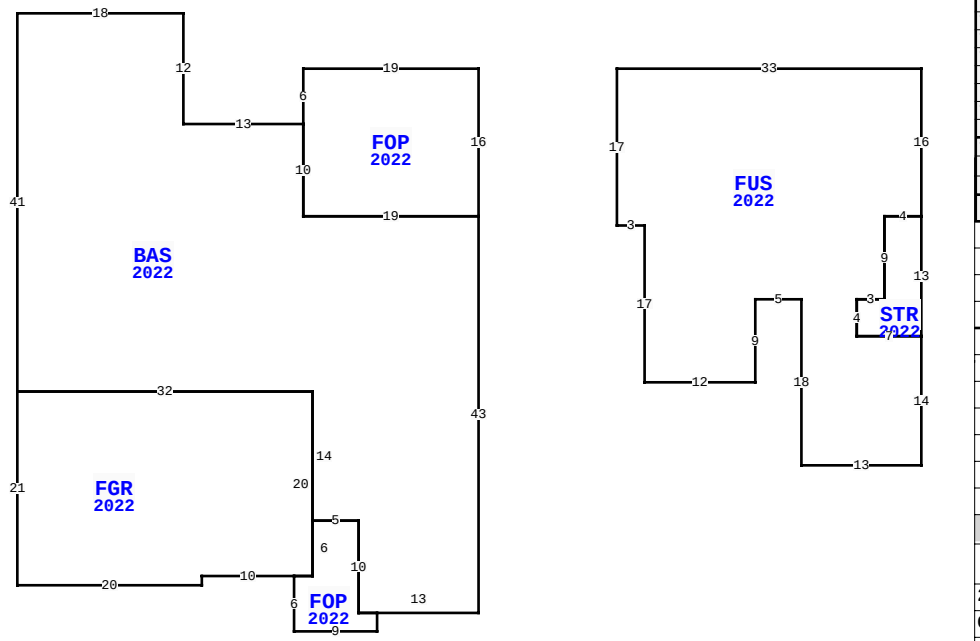
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4088.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,858	100	2022	1,858	258,769
FGR	660	55	2022	363	50,556
FOP	76	30	2022	23	3,204
FOP	304	30	2022	91	12,674
FUS	1,079	100	2022	1,079	150,276
STR	64	10	2022	6	836
TOTALS	4,041			3,420	476,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,420	101.2092	140.68	481,126	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 0% - 2025 Heated Area: 2937 HX Base Yr



94177 GOODWOOD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	476,315
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	601,315
SOH/AGL Deduction	0
ASSESSED VALUE	601,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	601,315
TOTAL JUST VALUE	601,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	592,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112394	NEW CONSTR	426,347	09/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2878/312	6/25/2026	SW	U	I	11	100
GRANTOR: EDWARDS WALTER F & PA						
GRANTEE: EDWARDS REVOCABLE L						
2743/1747	10/16/2024	WD	Q	I	01	664,000
GRANTOR: PACKARD KENNETH C & J						
GRANTEE: EDWARDS WALTER F &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W19 S6 BAS=[YR=2022] W13 N12 W18 S41
FGR=[YR=2022] S21 E20 N1 E10 FOP=[YR=2022] S6 E9 N2 W2 N10 W5
S6 W2$ E2 N20 W32$ E32 S14 E5 S10 E13 N43 W19 N10$ S10 E19
N16$ PTR=E15 FUS=[YR=2022] E33 S16 STR=[YR=2022] S13 W7 N4 E3
N9 E4$ W4 S9 W3 S4 E7 S14 W13 N18 W5 S9 W12 N17 W3 N17$ W15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS